AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
OCTOBER 28, 2013 3:00 P.M.
ROOM 330 - CITY HALL
ST. PAUL, MINNESOTA

RESULTS AGENDA

NOTE: The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Board of Zoning Appeals will determine the order of the agenda at the beginning of its meeting.

I. APPROVAL OF MINUTES OF OCTOBER 14, 2013

Approved

II. APPROVAL OF RESOLUTION

13-227203 Concha Padilla 1470 Nevada Avenue East - for Denial.

Denied

III. OLD BUSINESS

a Applicant - **Ronald E. Nelson (#13-237069)**
Location - 490 Jefferson Avenue
Zoning - RT1; RC-4
Purpose: MINOR VARIANCE - As part of an inspection for a lot subdivision application, this property was found to have a nonconforming driveway in the city right-of-way on Jefferson Avenue. The zoning code prohibits a driveway that does not lead to a legal parking space. The applicant is requesting a variance of that requirement in order to keep the driveway for parking.
Continued 2 weeks.

IV. NEW BUSINESS

A. Applicant - **Joe Buzicky/Anne Gardner (#13-236557)**
Location - 85 Water Street West
Zoning - R4; RC-4
Purpose: MAJOR VARIANCE - Three variances in order to construct a new operations and event planning office, storage structure, and parking lot to support the operations at the Harriet Island Regional Park for parks staff and during large events. The minimum required front yard setback on this property is 25' and the minimum required side yard setback is 7.5'. The applicant proposes to construct: 1) An office 5' from the front property line and 4' from the east side lot line, for variances of 20' and 3.5' respectively. 2) A parking lot 12' from the front property line, for a variance of 13'.
Continued 2 weeks.

B. Applicant - **Gina Marie Hodge** **(#13-239097)**
Location - 268 Robie Street West
Zoning - RT1
Purpose: MINOR VARIANCE - The zoning code allows a driveway on this property to be 12 feet wide. The existing driveway is 12 feet wide, but the applicant is requesting a variance to allow a 23.5 foot wide driveway by expanding 6 feet-3 inches along the east side of the driveway and 5 feet-3 inches along the west side of the driveway for a variance of 11.5 feet.
Approved ***4-3***

C. Applicant - **Craig S. Marcott** **(#13-240244)**
Location - 1765 Bohland Avenue
Zoning - R2
Purpose: MINOR VARIANCE - The applicants are proposing to remove the existing detached garage and concrete slab in the rear yard and construct a new, three-car garage attached to the back of the existing building and a parking pad on the east side of the proposed garage. Once attached, the garage becomes part of the house and must meet the required rear yard setback for the house. A rear yard setback of 25 feet is required, 2 feet is proposed for a variance of 23 feet.
Approved w/conds. ***7-0***

D. Applicant - **Tom Smolik** **(#13-240287)**
Location - 891 White Bear Avenue North
Zoning - OS
Purpose: MAJOR VARIANCE - This property, used as a clinic, is located in the White Bear Avenue Special Sign District and currently has a pole sign. In this district, pole signs are permitted for individual buildings that are occupied by a single business and that have a setback from the street right-of-way of thirty-five (35) feet or more. The building does not meet the setback required in order to have a pole sign, therefore, the existing pole sign is nonconforming. The applicant is requesting a variance of the 35 foot setback requirement in order to replace the 12 square foot pole sign with a larger, 18 square foot sign using the same pole.
Approved ***6-1***

E. Applicant - **Timothy C. Peterson** **(#13-240321)**
Location - 1945 Stanford Avenue
Zoning - R4
Purpose: MINOR VARIANCE - The applicant recently obtained a building permit to remove an existing detached garage in the rear yard and construct a new, two-car detached garage with storage above at the same location in the rear yard. During the framing inspection, the garage was found to be 16 feet-10 inches in height. A 15 foot maximum height is allowed, the applicant is proposing the garage height to remain as is for a variance of 1 foot-10 inches.
Approved ***6-0***

F. Applicant - **Shane Boskovich** **(#13-241370)**
Location - 1410 University Avenue West
Zoning - T4; CC
Purpose: MAJOR VARIANCE - A variance of the sign code requirement in order to install new business signs for TJ Maxx and Sprint stores at the Midway Shopping Center. The Midway Shopping Center is allowed 3,390 square feet of signage and there is currently 4,823 square feet of signage existing. The applicant is requesting a variance for a net signage increase of 231 square feet.
Approved w/conds. ***6-0***

V. ADJOURNMENT

Board of Zoning Appeal Members: Please call Yaya Diatta (266-9080) or Debbie Crippen (266-9144) if you are unable to attend the meeting.

APPLICANT: You or your representative should attend this meeting to answer any questions the Board may have.